157.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,700 / 720,700
					USE VALUE:	720,700 / 720,700
					ASSESSED:	720,700 / 720,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTY WILLIAM C JR-ETAL	
Owner 2:	MC CARTY EILEEN M	
Owner 3:		
Street 1:	207 WACHUSETT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1845 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	297,500	3,200	420,000	720,700
Total Card	0.138	297,500	3,200	420,000	720,700
Total Parcel	0.138	297,500	3,200	420,000	720,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.73 | /Parcel: 390.7

Legal Description

User Acct

104728

GIS Ref

GIS Ref

Insp Date

06/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0005-0003.0

!12314!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,600	3200	6,000.	420,000	720,800	720,800	Year End Roll	12/18/2019
2019	101	FV	235,900	3200	6,000.	420,000	659,100	659,100	Year End Roll	1/3/2019
2018	101	FV	255,400	3200	6,000.	354,000	612,600	612,600	Year End Roll	12/20/2017
2017	101	FV	245,600	3200	6,000.	324,000	572,800	572,800	Year End Roll	1/3/2017
2016	101	FV	245,600	3200	6,000.	276,000	524,800	524,800	Year End	1/4/2016
2015	101	FV	239,400	3200	6,000.	240,000	482,600	482,600	Year End Roll	12/11/2014
2014	101	FV	239,400	3200	6,000.	222,000	464,600	464,600	Year End Roll	12/16/2013
2013	101	FV	239,400	3200	6,000.	211,200	453,800	453,800		12/13/2012

PRINT

Date	Time
12/11/20	02:24:45

LAST REV

Date	Time
07/05/18	09:34:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14283-141		5/1/1981		78,000	No	No		Y

USER DEFINED

Prior Id # 1:	104728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2016	140	Redo Kit	11,643		2/5/2016			Remove and replace
9/27/2010	2056	New Wind	18,000					REPL 4 WINDOWS / R

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	BS	Barbara S
11/9/2016	Measured	DGM	D Mann
11/9/2016	Permit Visit	DGM	D Mann
12/15/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21925998
Const Adj.:	0.98500049
Adj $ / SQ:	126.102
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365473
Depreciation:	67978
Depreciated Total:	297495

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

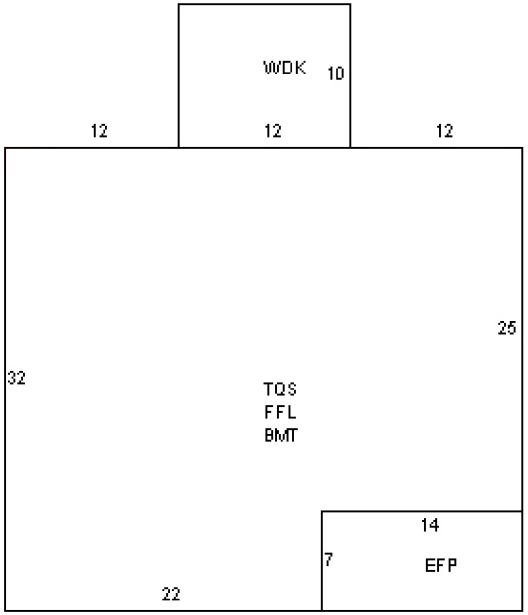
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.10
Special Features:	0	Val/Su Net:	95.44
Final Total:	297500	Val/Su SzAd	161.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,054	37.830	39,873
FFL	First Floor	1,054	126.100	132,912
TQS	3/4 Story	791	126.100	99,684
WDK	Deck	120	14.120	1,694
EFP	Enclos Porch	98	54.180	5,310
	Net Sketched Area:	3,117	Total:	279,473
Size Ad	1844.5	Gross Are	3380	FinArea 1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1939	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200